



Plan Commission Minutes
August 3, 2020 at 7:00 p.m.
City Hall Council Chambers &
Virtual Online – WebEx Meeting

Members Present: Messrs. Larsen, Granlund, Seymour, Gragert and Brenholt
Ms. Christopherson, Proznik, Obaid and Dr. Wolfgram

Staff Present: Messrs. Allen, Petrie, Ivory, White and Ms. Ness

1. Call to Order
2. Roll Call – Chairperson Mr. Larsen, Mr. Seymour, Ms. Proznik and Ms. Christopherson were present at the Council Chambers. Mr. Granlund, Mr. Gragert, Mr. Brenholt, Ms. Obaid and Dr. Wolfgram were present virtually online.
3. Approval of July 20, 2020 minutes – Approved
4. Open public comment period for items that do not appear on this agenda noted as public hearings or public discussion. None.
5. Rezoning (Z-1639-19 Amd) – Amendment to the General Development Plan
Site Plan (SP-1919 Amd) – 4-story Phase II Apartments
Mr. Allen presented a request to recommend approval for an amendment to the general development plan with site plan for a 4-story phase II apartment for a project known as The Current located at 1700 Oxford Avenue. This was approved by the City Council last year as a two-phase project with 3-story apartments. This new proposed plan shows a 4-story phase II for the project. The project was awarded affordable housing tax credits. This request will be considered by the City Council at their August 11th meeting.

Applicant, Tyler Warner with W Capital Group, LLC noted that the first phase is almost completed and is looking for approval of phase II. He noted the building increased approximately 10,000 square foot total after receiving the affordable housing tax credits.

Ms. Christopherson moved to recommend approval of the general development plan and final site plan. Seconded by Ms. Obaid and motion carried.

6. Rezoning (Z-1674-20) – P to CBDP
Site Plan (SP-2026) – 5-story Mixed Use Development
Mr. Allen presented a request to recommend approval for a rezoning from P to CBDP and for a site plan for a 5-story mixed-use development located on a project known as the Railroad Lot located at 100 N Farwell Street. This property was owned by the City of Eau Claire. The first floor of the proposed building will be commercial, lobby area, mail room and other features for the residential uses. The second through fifth floors will be residential use with a mixture of studio, one-bedroom and two-bedroom apartments. The proposed development includes approximately 8,600 square feet of commercial space on the first floor and 76 residential dwelling units on the second through fifth floors. The existing parking lot has been underutilized after the North Barstow Street parking ramp was opened to the public.

He noted that lot went through the request for proposals (RFP) process back in 2018. The site plan provides for a covered outdoor seating area at the northwest corner of the property, allowing for the relocating and expanded outdoor dining for Galloway Grille. The Waterways and Parks Commission recommended approval of the rezoning and site plan for the proposed development. This request will be considered by the City Council at their August 11th meeting.

Mr. Gragert questioned about how the process was conducted for the RFP and what was communicated to the surrounding neighborhoods. He noted that this area has seen public improvements with the Barstow Street parking ramp and this location along the trail is appropriate for development.

Mr. White noted that the BID Board was involved with the RFP process and the use is what the city was looking for. He noted that the notifications typically go to the property owners.

Rose Schroder with Bolton & Menk, Inc. presented background information of the proposed development and noted the commercial spaces are smaller than other projects within the downtown. She noted that the project includes on site surface parking, underground parking and this project will lease 25 parking stalls from the parking ramp.

Steve Miller with Slingshot Architecture noted the architectural features and trying to take advantage of the location along the Eau Claire River. The entire building has unique design and the patios overlooking the river.

Joy Hanneman with Merge Urban Development Group noted the design and the land use for the commercial with the micro-use within the space. She discussed having walkability within the site and unique site along the bike trail and Eau Claire River. She noted the affordable housing within the multi-family housing data and noted the economic middle.

Brent Dahlstrom with Merge Urban Development Group noted more willing to meet with the neighbors and to be a good neighbor within the area.

Jody Kvapil, operator and owner of the Galloway Grille and Scooters noted concerns about losing the patios for both of the businesses and submitted a 78-page petition. He asked the Plan Commission to postpone the rezoning and site plan to be tabled until the developer and his group can meet.

John Mogensen, property owner of Galloway Grille and Scooters, noted the reason he purchased the properties was that their public parking lot adjacent. He noted concerns about the parking requirements for both locations and the loss of their existing patio spaces.

Ms. Christopherson moved to recommend approval of the rezoning and site plan with staff conditions. Mr. Seymour seconded.

The Plan Commission members held a discussion about the proposed development and noted concerns with the project in regards to the surrounding neighbors in regards to the patio areas.

Mr. Brenholt moved to recommend postponement of this agenda item until the developer and the neighbors met to discuss options. Dr. Wolfgram seconded and motion failed (5-4).

The original motion was voted on and motion carried (7-2).

7. Conditional Use Permit (CZ-2005) – Detached Garage

Mr. Petrie presented a request to approve a conditional use permit for a detached garage located at 3312 Riverview Drive. The parcel is approximately 2.4 acres in size and along the Chippewa River. The proposed detached garage is in excess of the accessory use standards. Currently, the property has a single-car detached garage and with this conditional use permit, the new additional second detached garage would be approximately 30' x 64' (1,920 square feet) in size.

Applicant and owner, Anthony Meyer, 3312 Riverview Drive noted the use of the garage would be for personal boats and vehicles.

Dorothy Carpenter with 3304 Riverview Drive spoke in opposition of the request for the detached garage as this would disrupt the views from her home to the woods. She noted that this area is wooden and does not understand why the garage is so large.

Mr. Seymour moved to approve the conditional use permit. Ms. Proznik seconded and the motion failed (7-2).

8. Annexation (20-5A) – Town of Union

Mr. Petrie presented a request to recommend approval for annexation. The property has a single-family home and is approximately 1.2 acres in size. This area is within the sewer service area for the city. This request will be on the August 11th City Council meeting.

No one spoke to this agenda item.

Ms. Proznik moved to recommend approval of the annexation. Mr. Seymour seconded and the motion carried.

9. Annexation (20-6A) – Town of Washington

Mr. Petrie presented a request to recommend approval of the annexation. This property is vacant with approximately 0.63 acres in size. This area is within the sewer service area for the city. This request will be on the August 11th City Council meeting.

No one spoke this agenda item.

Ms. Christopherson moved to recommend approval of the annexation. Mr. Seymour seconded and the motion carried.

10. A. Landmark Designation – 204 East Grand Avenue

Mr. Ivory presented a landmark designation for 204 East Grand Avenue to be considered. This is the old Wells Fargo building, and constructed in 1930 by the Scandinavian American Fraternity Insurance Building. This property has significant architecture and historical importance of the community.

B. 2019 Development Map and Report

Mr. Ivory presented the annual development map and report for 2019. He noted the total number of annexations, rezoning cases, subdivisions and construction valuation.

C. 5-year Comprehensive Plan Update

Mr. Allen noted that planning staff has been working with other departments to review chapters within the comprehensive plan. Plan Commission and staff will determine how to proceed in the future and how to involve stakeholders. This will be an ongoing discussion with the Commission on future agendas

D. Certificate of Appreciation – Mr. Pat Ivory

Mr. Larsen presented Mr. Ivory a certification of appreciation for his 36 years of service with the City. Mr. Ivory thanked the Plan Commission and the community for the past years.

11. Future Agenda Item – None.

12. Mr. Larsen adjourned the meeting at 10:30 p.m.



James Seymour, Secretary